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Lambton Drive Bishop Auckland, DL14 6LG

## **Lambton Drive Bishop Auckland, DL14 6LG**

Offers Over £160,000

Spacious three bedroomed semi detached family home offered for sale with no onward chain, pleasantly positioned within Lambton Drive, which is in a highly sought after residential area locally known as the "Pye Estate" in Bishop Auckland. Situated just a short distance from St. Annes Primary School, as well as a range of secondary schools this property has easy access to a range of amenities from local shops to supermarkets, retail stores and restaurants. There is an extensive public transport system in the area providing regular access to neighbouring towns and villages as well as further afield places such as Darlington and Durham. The A689 and A688 are both nearby leading to the A1(M) both North and South,

In brief the property comprises; an entrance porch leading into the open plan living room/dining room, kitchen, conservatory and bathroom to the ground floor. The first floor contains the master bedroom and two further bedrooms. Externally the property has a lawned garden to the front along with large driveway leading to the single detached garage. To the rear of the property there is a enclosed low maintenance garden with patio area ideal for outdoor furniture, shed providing additional storage and well established borders.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Living Room**

14'9" x 10'2"

Bright and spacious living room located to the front elevation, with ample space for furniture, gas fire with feature surround and large window to the front elevation.

**Dining Room**

7'4" x 6'10"

The dining area provides space for a table and chairs, further furniture and sliding doors leading into the conservatory.

**Kitchen**

8'6", x 6'10"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces and tiled splash backs. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

**Conservatory**

12'1" x 7'4"

The conservatory provides a further seating area overlooking the garden with French doors leading out onto the patio.

**Shower Room**

6'2" x 5'6"

The shower room is fitted with a single shower cubicle, WC and wash hand basin.

**Master Bedroom**

12'11" x 9'10"

The master bedroom provides space for a king sized bed, further furniture, built in storage cupboard and window to the front elevation.

**Bedroom Two**

11'9" x 7'10"

The second bedroom is another double bedroom with window to the rear elevation.

**Bedroom Three**

8'4" x 7'4"

The third bedroom is a single room with window to the rear elevation.

**External**

Externally the property has a lawned garden to the front along with large driveway leading to the single detached garage. To the rear of the property there is a enclosed low maintenance garden with patio area ideal for outdoor furniture, shed providing additional storage and well established borders.







